


## ANALYSIS

This ordinance repeals those provisions of Title 33 – Existing Building Code – of the Los Angeles County Code, that incorporated by reference portions of the 2016 California Existing Building Code, and replaces them with provisions incorporating by reference portions of the 2019 California Existing Building Code, published by the California Building Standards Commission, with certain changes and modifications. Unless deleted or modified herein, the previously-enacted provisions of Title 33 continue in effect.

State law requires that the County's Existing Building Code impose the same requirements as are contained in the building standards published in the most recent edition of the California Existing Building Code except for changes or modifications deemed reasonably necessary by the County because of local climatic, geological, or topographical conditions.

The changes and modifications to requirements contained in the building standards published in the 2019 California Existing Building Code that are contained in this ordinance are based upon express findings, contained in the ordinance, that such changes are reasonably necessary due to local climatic, geological, or topographical conditions. This ordinance also makes certain modifications to the administrative portions of Title 33, and incorporates by reference certain administrative provisions contained in Title 26 – Building Code – of the Los Angeles County Code.

MARY C. WICKHAM  
County Counsel

By   
CAROLE B. SUZUKI  
Senior Deputy County Counsel  
Public Works Division

CBS:lm

Requested: 07/23/19  
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**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Title 33 – Existing Building Code – of the Los Angeles County Code, by adopting and incorporating by reference the 2019 California Existing Building Code, with certain changes and modifications.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Chapters 2 through 4, 15 and 16, and Appendix A, Chapters A1, A3, A4, and A6, which incorporate by reference, and modify, portions of the 2016 California Existing Building Code, are hereby repealed.

**SECTION 2.** Chapter 1 is hereby amended to read as follows:

**100 ADOPTION BY REFERENCE**

Except as hereinafter changed or modified, Sections 102 through 119 of Chapter 1 of Title 26 of the Los Angeles County Code are adopted and incorporated by reference into this Title 33 as if fully set forth below, and shall be known as Sections 102 through 119 of Chapter 1 of Title 33 of the Los Angeles County Code.

Except as hereinafter changed or modified, Chapters 2 through 4, 15 and 16, and Appendix A, Chapters A1, A3, A4, and A65 of that certain code known and designated as the ~~2016~~2019 California Existing Building Code, as published by the California Building Standards Commission, are adopted and incorporated by reference into this Title 33, as if fully set forth below, and shall be known as Chapters 2 through 4, 15 and 16, and Appendix A, Chapters A1, A3, A4, and A65 of Title 33 of the Los Angeles County Code.

A copy of the 2019 California Existing Building Code shall be at all times maintained by the Building Official for use and examination by the public.

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**101.3 Scope.** The provisions of this Code shall apply to the repair, alteration, change of occupancy and relocation of, and to the addition to, any existing building or structure within the unincorporated territory of the County of Los Angeles and to such work or use by the County of Los Angeles in any incorporated city.

**Exception:** Detached one- and two-family dwellings, lodging houses, live/work units, townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures which are not more than three stories above grade plane in height, may be designed and constructed in accordance with the Residential Code or the Building Code, but not both, unless the proposed structure(s) or element(s) exceed the design limitations established in the Residential Code, and the code user is specifically directed by the Residential Code to use the Building Code.

**SECTION 3.** Section 302.7 is hereby added to read as follows:

**302.7 Parapets and appendages.**

**302.7.1 General compliance.** Whenever the Building Official determines by inspection that, as a result of inadequate construction or bracing to resist horizontal forces, an existing parapet or appendage attached to and supported by an exterior wall of a building is likely to become a hazard to life or property in the event of earthquake disturbance, and such parapet or appendage is not an immediate hazard or

danger, as described in Section 102, the Building Official may provide the owner of the building or other person or agent in control of the building, where such parapet or other appendage exists, with a written notice specifying the hazards and the inadequacies of the construction or bracing. The owner of the building or other person or agent in control of the building shall, within 12 months from the date of such written notice, eliminate the hazard as set forth below. Any person receiving notice as set out in this Section may appeal, in the manner provided by Section 102.4, to the Building Board of Appeals.

**302.7.2**                    **Wall anchor.** The parapet or appendage shall be removed and the remainder of the wall shall be anchored at the roof line, or it shall be reconstructed so that it will conform structurally as near as it is practicable to do so with the requirements of Chapter 16 of the Building Code, or it shall be otherwise braced and strengthened in a manner satisfactory to the Building Official, so that it will resist a reasonable degree of horizontal forces without becoming dislodged with danger of falling.

**302.7.3**                    **Inspection of existing condition.** Where, in the opinion of the Building Official, it is necessary to open a portion of roof, wall, or ceiling of a building in order to determine the structural condition of any parapet or appendage, the Building Official may order the owner to make such opening, and the owner shall comply with said order at the owner's sole cost and expense.

**SECTION 4.** Section 302.8 is hereby added to read as follows:

**302.8 Existing glass.** Whenever the Building Official determines by inspection that an existing glass installation, in rooms having an occupant load of more than 100 persons or a means of egress serving an occupant load of more than 100 persons, as determined by Chapter 10 of the Building Code, is likely to become a hazard in the event of accidental human impact, as described in Section 2406.4 of the Building Code, and such installation does not comply with the provisions for glazing in such locations, the Building Official may provide the owner of the building or other person or agent in control of the building where such glazing exists with a written notice of such condition. The owner of the building or other person or agent in control of the building shall, within 90 days after receiving said notice, replace such glass or otherwise cause the installation to conform to the requirements of the Building Code.

**SECTION 5.** Section A401.2 is hereby amended to read as follows:

**A401.2 Scope.** The provisions of this ~~e~~Chapter shall apply to all may be used for voluntary seismic improvements to existing Occupancy Group R-1 and R-2 buildings of wood construction or portions thereof where the structure has a soft, weak, or open-front wall line, and there exists one or more stories above.

**SECTION 6.** Section A403.1 is hereby amended to read as follows:

**[BS] A403.1 General.** All modifications required by the provisions in this eChapter shall be designed in accordance with the California-Building Code provisions for new construction, except as modified by this eChapter.

**Exception:** Buildings for which the prescriptive measures provided in Section A404 apply and are used.

No alteration of the existing lateral force-resisting system or vertical load-carrying system shall reduce the strength or stiffness of the existing structure, unless the altered structure would remain in conformance to the bBuilding eCode and this eChapter.

**SECTION 7.** Section A404.1 is hereby amended to read as follows:

**[BS] A404.1 Limitation.** These prescriptive measures shall apply only to two-story buildings and only when deemed appropriate by the eodeBuilding eOfficial. These prescriptive measures rely on rotation of the second floor diaphragm to distribute the seismic load between the side and rear walls of the ground floor open area. In the absence of an existing floor diaphragm of wood structural panel or diagonal sheathing, a new wood structural panel diaphragm of minimum thickness of 3/4 inch (19.1 mm) and with 10d common nails at 6 inches (152 mm) on center shall be applied. A California licensed architect or engineer shall demonstrate compliance with the requirements of Section A404.1 and shall approve and stamp the construction documents.

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**SECTION 8.** Section A405.1 is hereby amended to read as follows:

**[BS] A405.1 New materials.** New materials shall meet the requirements of the ~~California~~-Building Code, except where allowed by this ~~e~~Chapter.

**SECTION 9.** Section A407.1 is hereby amended to read as follows:

**[BS] A407.1 Structural observation, testing and inspection.**

Structural observation, in accordance with Section ~~1709~~1704.6 of the ~~California~~ Building Code, shall be required for all structures in which seismic retrofit is being performed in accordance with this ~~e~~Chapter. Structural observation shall include visual observation of work for conformance to the approved construction documents and confirmation of existing conditions assumed during design.

Structural testing and inspection for new construction materials shall be in accordance with the ~~b~~Building ~~e~~Code, except as modified by this ~~e~~Chapter.

**SECTION 10.** The provisions of this ordinance contain various changes, modifications, and additions to the 2019 Edition of the California Existing Building Code. Some of these changes are administrative in nature in that they do not constitute changes or modifications to requirements contained in the building standards published in the California Existing Building Code.

Pursuant to California Health and Safety Code sections 17958.5, 17958.7, and 18941.5, the Board of Supervisors hereby expressly finds that all of the changes and modifications to requirements contained in the building standards published in the California Existing Building Code contained in this ordinance that are not administrative in nature are reasonably necessary because of local climatic, geological, or

topographical conditions in the County of Los Angeles, as set forth more particularly in the table below:

EXISTING BUILDING CODE AMENDMENTS		
CODE SECTION	CONDITION	EXPLANATION
302.7.1 to 302.7.3	Geologic	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of the amendments is to prevent inadequate construction or bracing to increase resistance to horizontal forces, thus minimizing hazards to life or property in the event of an earthquake.
302.8	Geologic	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of the amendment is to minimize injuries caused by shattering glass in the event of an earthquake.

**SECTION 11.** This ordinance shall become operative on January 1, 2020.

[TITLE33BUILDINGCODE2019CSCC]